



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

January 21, 2010

TO: John Gutwein, AICP, Hearing Officer

FROM: Josh Huntington, AICP, Senior Regional Planning Assistant
Land Divisions Section

SUBJECT: **PROJECT NO. PM068934-(5)**
VESTING TENTATIVE PARCEL MAP NO. 068934
OAK TREE PERMIT CASE NO. 200900032
ENVIRONMENTAL ASSESSMENT CASE NO. 200700078
AGENDA ITEM NO. 3 a, b, c; February 2, 2010

SUPPLEMENTAL MEMO

PROJECT BACKGROUND

Vesting Tentative Parcel Map No. 068934 is a proposal to create two single-family parcels on 4.93 gross acres. The subject property currently contains a single family house and accessory structures that will remain. The oak tree permit proposes encroachment into the protected zone of four oak trees, including one heritage oak.

PROJECT CONDITIONS

On January 14, 2010 the hearing package for Project No. PM068934-(5) was completed and distributed. It was brought to staff's attention, however, that the conditions for a different project were distributed as part of the hearing package. The correct set of conditions has already been forwarded to the applicant for their review. The correct conditions will also be posted on the department's website.

SMT:JSH
1/21/10

Attachments: Draft conditions for Vesting Parcel Map No. 068934

DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. PM068934-(5)
VESTING TENTATIVE PARCEL MAP NO. 068934

Map Date: August 3, 2009

DRAFT CONDITIONS:

1. The Subdivider shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-1-2 zone (Light Agricultural – Two Acre Minimum Required Lot Area). Project development is also subject to those conditions set forth in Oak Tree Permit Case No. 200900032.
2. All future development, including construction, shall be subject to Los Angeles County's Low Impact Development, Green Building, and Drought-Tolerant Landscaping Ordinance requirements.
3. A Final Map is required; a Parcel Map Waiver is not allowed.
4. The subdivider shall record a "Restricted Use Area" on the Final Map for all areas where the slope exceeds 25 percent.
5. In accordance with Section 21.32.195 of the Los Angeles County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel. The location and the species of said trees shall be incorporated into a site plan or landscaping plan. Prior to final map approval, the site/landscaping plan shall be approved by the Los Angeles County Department of Regional Planning ("Regional Planning"). A bond may be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
6. If a bond release inspection is required, the subdivider shall pay a fee of \$200 per inspection.
7. Within three days of the tentative map approval date, the subdivider shall remit a processing fee, currently \$2,085.25, payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
8. The subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable

time period of the Government Code Section 66499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall reasonably cooperate in the defense. If the local agency fails to promptly notify the subdivider of any claim, action, or proceeding, or if the local agency fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency.

9. In the event that any claim, action or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider, or the subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
 - b. At the sole discretion of the subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.